

## **Minutes of the Brooklyn Planning Commission Meeting of March 3, 2005**

**7:00 pm**

**MEMBERS PRESENT:**     **Mayor Kenneth E. Patton, Chairman**  
                                 **John Frey, Council President**  
                                 **Ray Porterfield**  
                                 **Nancy Titlow**

**MEMBERS ABSENT:**     **Dan Enovitch**

**ALSO PRESENT:**        **Tom Ockington, Building Commissioner**  
                                 **Diane Schiavone, Acting Secretary**

Chairman – I would like to call the Planning Commission Meeting to order. Roll call was taken and all members were present except Dan Enovitch. **A motion to accept the Minutes from the December 2, 2004 meeting was made by John Frey. Second – Nancy Titlow. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Nancy Titlow.** The Minutes from the January 6, 2005 meeting could not be voted on as there was not a quorum of members present at this meeting.

### **Item #1 – Northcoast PCS, Special Use Permit**

Mr. Ronald Gainer, Northcoast PCS was present at the meeting to request a Special Use Permit to install roof-mounted wireless communication antennas to be located at the Westbrook Village Apartments. Building Commissioner, Tom Ockington opened the discussion by stating that Northcoast PCS would like to install cellular telephone antennas on the elevator/penthouse of the Westbrook Apartments. The antennas would be covered with a screening material to match the existing brick building. David Reichelt, the City's Wireless Consultant was present at the meeting and stated that Northcoast PCS is a wireless carrier for this area and is under obligations to provide service and would like locate antennas on top of the building. Mr. Reichelt also stated he has reviewed the plans and recommends that they are permitted to proceed. Mayor Patton asked if there would be any interference with anyone who has television, cable or satellite antennas. Mr. Reichelt stated the bottom of the antennas will be approximately nine (9) feet above the roof and do not pose a danger. Mr. Frey inquired as to where they will be located. Ron Gainer answered by saying they are locating the antennas on the penthouses and will use screening materials and stealth panels. Mr. Frey voiced his approval. Mayor Patton then stated that any members of the audience who would like to speak may do so and asked that they sign their name and address on a sign-in sheet to ensure the Minutes of this meeting are recorded accurately. Mr. Dawson, resident of 8949 Springcrest Drive asked if this was under lease through the Westbrook Apartments. Ron Gainer stated yes, but there would be no subleasing and the service will remain Northcoast PCS.

**A motion to approve the request was made by John Frey. Seconded – Nancy Titlow. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Nancy Titlow.**

**Item #2 – RCU Architects, Lot Consolidation and Site Plan Approval**

Anthony Fini, Architect for RCU Architects, Inc. was present to request Lot Consolidation for Permanent Parcel #'s 431-020-003, 004 and 008 and Site Plan Approval to construct a new fire station to be located at 8300 Memphis Avenue. Building Commissioner, Tom Ockington began by stating the city address map reports the vacant lot to have an address of 8300 Memphis and Mr. and Mrs. Petro residing at 8226 Memphis Avenue. Public Notices were sent out to neighboring properties and the discrepancy in addresses was discovered when the U.S. Postal Service returned the Notice to the Building Department on March 2, 2005. At this time, Mr. Ockington hand-delivered a Public Notice to the Petro residence and advised them the address for the proposed fire station would be changed to 8400 Memphis Avenue. Mr. Ockington continued to say at the recommendation of the Law Director, Tom Shaper, no decision will be rendered at tonight's meeting. This meeting will be for informational purposes and for any residents to voice their concerns. A special meeting will be held at a later date and time. Mayor Patton advised the meeting date and time will be set at tonight's meeting.

Anthony Fini, Architect began by giving an overview of the proposed fire station. He displayed colored renderings of the proposed fire/ems station and its location. He noted the distance from the public right-of-way to the apparatus base is approximately one hundred twenty-five (125) feet. Mr. Fini noted they are working with the C.W. Courtney Co. to establish grading, retaining walls and evergreen buffering issues. Mr. Fini continued to provide details on the layout of the floor plan. He noted the first floor footprint boasts approximately 22,000 sq. ft. with the additional mezzanines consisting of 2,000 sq. ft. per mezzanine providing ample storage.

Mr. Fini then moved on to describe the building façade noting glass doors for the bays so viewing of the fire trucks/equipment will be visible to the public, a metal roof including a generous skylight over the apparatus bay to provide energy efficiency. The exterior façade will consist of brick construction, a slate gray metal roof, gray anodized aluminum trim, beige sandstone trim and glass door bays. Sun shades will be located over the overhead doors. Audience member and Zoning Board Chairman, Regis Barrett inquired as to the durability of the anodized aluminum. Mr. Fini responded by saying that it has excellent durability and because of the placement on the building, no problems are anticipated. Mayor Patton noted the existing natatorium has baked enamel panels that show a residue on the concrete and questioned whether this would occur on this building also. Mr. Fini said it would be checked into.

Audience member, Mrs. Mary Redmon, resident of 4200 Brookway Lane voiced her concerns regarding the re-grading of the property and its impact of water drainage onto adjacent properties. Mr. Fini responded by saying those questions would be better

addressed by the City Engineer and the City is looking into using retaining walls to address grading issues.

Mayor Patton inquired as to the east and north elevations, mainly what type of exterior lighting will be visible from those directions and neighboring properties. Mr. Fini indicated the lighting issue has not yet been determined but noted that light spillage onto adjacent properties can be contained using light fixtures such as box-type lights. Mayor Patton then asked audience members what they would prefer with regard to lighting on that side of the proposed building. Mr. Petro, resident of 8300 Memphis Avenue, stated he would rather have a six (6) foot fence and made reference to distance requirements to his property line. Mrs. Petro, also a resident of 8300 Memphis Avenue made an inquiry regarding the location of public buildings and zoning code requirements. Building Commissioner, Tom Ockington responded by stating he had spoken with Law Director, Tom Shaper earlier in the day and Mr. Shaper had verified that based upon Ohio case law cities are not required to comply with their own zoning code. Mrs. Petro inquired what the zoning code required for property line setbacks as she thought it was thirty (30) feet. Tom Ockington replied that he would have to check the zoning code for the exact dimensions, but it was more than what was shown on the plans. However, the zoning code was not applicable due to the needs of the community to have adequate public safety facilities. Mr. Petro raised the issue of a six (6) foot drop in elevation of his property at the back of his house and the concerns of flooding. Mayor Patton assured there would be proper drainage.

Mrs. Redmon inquired as to what the plans are for the remaining property from where the training center ends to the cliff. Mayor Patton responded there is no planned development for that area at this time. Mrs. Petro inquired where the retaining wall would begin. Mr. Fini stated the east retaining wall would start at the back of the building and go to back of the parking area but has not been finalized up to this point. Mrs. Petro asked if a fence could be placed from the back of the building moving forward up to the front lawn area towards Memphis Avenue. Mayor Patton responded that installing a fence would be less costly to the City than extensive landscaping and would like input from the immediate neighbor as to their preference. Mayor Patton made reference as to what exterior lighting would be preferred by Mr. and Mrs. Petro and stated they could return to the next meeting with their suggestions. Mrs. Redmon stated she owns two properties on Brookway Lane and would not like to be subjected to harsh lighting. A brief discussion regarding the lighting issue was held.

Mrs. Petro then asked if the installation of the fence could be done before construction commenced on the fire station building. Building Commissioner, Tom Ockington stated it will be difficult and the issue of mud and debris containment/removal will be brought to the attention of the contractors and they will possibly be asked to address the construction of the east side of the building first. Mayor Patton mentioned past practice has been to power wash neighboring homes after construction has been completed on major projects. It was suggested to Mr. Fini that installation of a construction fence and power washing of the homes be put into the bid/specification package. Fire Chief Paul Duchoslav voiced his approval. Chief Duchoslav continued that the City of Brooklyn Fire

Department would like to be good neighbors and would like to help to minimize any inconveniences that should arise as a result of the construction of the new fire station such as looking into a more sound-proof fencing material to minimize the noise created by the idling of the engines. He also stated that if at any time during construction concerns arise for the residents, he would them to feel free to approach him for assistance. Mr. Frey inquired as to a possible wash station being implemented to aid in the distribution of mud and debris from the contractors and if that cannot be implemented, then setting a fee for such a situation. Building Commissioner, Tom Ockington noted this situation was addressed in an ordinance approved by City Council very recently which gives him the authority to issue tickets to contractors who do not comply with the requirements.

Mayor Patton stated based on the recommendation of the Law Director, a vote cannot be taken on this and stated a special meeting will be held on Wednesday, March 16, 2005 at 4:30 pm in Mayor's Court.

**A motion to adjourn the meeting was made by Mayor Patton. Seconded – Nancy Titlow. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Nancy Titlow.**

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Diane Schiavone, Acting Secretary

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Mayor Patton, Chairman